



UPDATE ON THE ADOPTION OF THE 2006 INTERNATIONAL BUILDING CODE (IBC), THE INTERNATIONAL EXISTING BUILDING CODE (IEBC) & THE 2006 INTERNATIONAL RESIDENTIAL CODE (IRC)

The Law Department review of the proposed amendment package for the 2006 IBC, 2006 IEBC and 2006 IRC was completed in mid-June. The proposed ordinances to adopt these locally amended 2006 codes will be placed on the Wichita City Council agenda for their review in early August 2007, with an effective date on the date the ordinance is published in the Wichita Eagle (usually within a couple of weeks of the date on which the City Council votes to adopt the ordinances).

OCI will allow a transitional period from the 2000 IBC to the 2006 IBC to allow design professionals time to finalize projects that they may already have under design. During the transitional period, design professionals will be allowed to use either edition of the code for project design. After that, only use of the 2006 IBC will be allowed, unless the Superintendent of Central Inspection has specifically authorized other arrangements.

Summary of Changes Between 2000 IBC (as amended) and 2006 IBC (as amended)

Most of the currently adopted amendments to the 2000 IBC have been retained in the new code, or just modified to correspond with the language found in the 2006 IBC. Some of the currently adopted amendments were dropped, since the 2006 IBC now addresses those specific issues. New IBC amendment changes include:

- 1). Newly established rules for aircraft hanger placement and fire area allotments without protection with automatic fire sprinklers, when protected with an approved monitored optical detection system throughout. In addition, the amendment specifies the differences between repair and storage hangers and their respective non-sprinklered fire area allowances.
- 2). The occupant load trigger for automatic fire sprinkler protection for Group A-2 occupancies has been changed from 100 to 300 persons. This amendment continues the current practice or allowance permitted under the 2000

IBC. The code review committee and the Fire Department both felt that the change in the 2006 IBC was overly restrictive and not necessary, so the change was made to mirror current standards.

3). The requirement to sprinkler all Group R occupancies covered by the IBC was modified to exempt Group R-3 occupancies and apartment buildings of less than five units.

4). Special inspection requirements for commercial projects are being modified to establish a level of exempted work. A detailed listing is provided in the amendment that outlines when special inspection is necessary based on occupancy or type of structure proposed. This modification will allow the owner, designer and contractor to know in advance the types of projects subject to special inspection.

Summary of Changes Between 2001 “Wichita Existing Buildings Rehabilitation and Change of Use Code” and the 2006 IEBC (as amended)

A couple of the proposed IEBC changes include:

1). In some applications, the IBC is more restrictive in expansion rights than the Uniform Building Code was previously. This proposed amendment would allow continuation of expansion plans anticipated by the property owner or project designer when originally constructed under certain UBC provisions.

2). Another related amendment would allow existing structures to be increased beyond the current allowable area by 10% without separate approval by the building official.

The 2006 IEBC will replace the currently adopted “Wichita Existing Buildings Rehabilitation and Change of Use Code”.

Summary of Changes Between 2000 IRC (as amended) and 2006 IRC (as amended)

R310.1.3 - Minimum opening width. This is a carry over amendment that establishes minimum access opening for egress. The word “full” has been deleted to establish clarification.

R311.5.6.2 - Continuity. This is a carry over amendment that is slightly modified to allow small areas of interruption in a continuous handrail.

R314.4 - Thermal barrier. This section has been modified to allow the use of insulated concrete forms without a thermal barrier provided the criteria required in the exceptions one through three are met. This is in recognition of the lower flame spread and smoke development characteristic of the (ICF’s).

R602.10 - Wall bracing. This portion of the code has been expanded to allow for two (2) additional options of compliance.

Item #1: refers to “Standards for Bracing of Wall Sections in Residential Homes Approved by the City of Wichita 2007” which simplifies methods of meeting the code’s intent.

Item #2: allows for approval by a registered Kansas structural engineer when the residence falls outside of the parameters of the code section or Item #1 above.

R703 - Exterior wall coverings. Exterior wall coverings have become more restrictive, requiring water resistive barriers to be installed under virtually all exterior wall coverings. This change is to comply with manufacturers’ specifications for exterior wall coverings and to minimize damage by wind driven rain and moisture penetration.

Part V – Mechanical. The adoption of the mechanical code into the 2006 IRC Code, Chapters 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 & 24. These code chapters are adopted (as amended) to obtain consistency between the residential building and residential mechanical codes.

Part VI - Fuel Gas. The adoption of the mechanical code from into the 2006 IRC. These code chapters are adopted (as amended) to obtain consistency between the building and mechanical codes.

R 613.5 - Vehicular access doors. This adds the requirement that garage doors be tested and labeled in accordance with ASTM E330 or ANSI-DASMA 108. More simply, this requires vehicular doors to be designed for 90 mph wind speed. This 90 mph design is covered in R 301.2(s) for all windows and doors in residential homes.

Update on the Adoption of the Plumbing and Mechanical Codes

Proposed City of Wichita ordinance amendment packages for adoption of the 2006 International Mechanical Code and the 2006 Uniform Plumbing Code, as recommended by the Plumbing and Mechanical Boards, are being finalized. Prior to being presented to City Council for review and adoption, the ordinances will be reviewed by the City's Law Department. It is anticipated that the ordinances will be presented to City Council sometime around mid-September, with effective dates about 2-3 weeks after the Council's approval of the adopting ordinances.

Water Heaters

If you are replacing a water heater that is fuel fired and located in a sleeping room or bathroom, you must either: Relocate it, change it to electric or install a Direct Vent. This is per 2000 UPC Section 509.0 Code states that if the water heater met code when they were installed (permitted and inspected) they may stay and still be replaced.

Master and Journeyman Certificate renewals

Renewal of your journeyman or master certificate for the next two-year cycle begins September 4, 2007. To avoid a long wait and any hold ups, go to www.wichita.gov/CityOffices/OCI/ and then go to mechanical/plumbing continuing education and click, also download the form that you can list your classes on. Once you have them listed, fax or mail to Dan Leidy @ Fax # 268-4663 or 455 N. Main, Office of Central Inspection, 7th Floor City Hall 67202, Attention: Dan Leidy.

Your classes will be reviewed and returned to you approved or not approved. If approved, take the approved form when renewing your certificate and present it with proper fees. This will make things much easier for you. If for some reason your classes are not approved, you will have time to make any corrections and not have any down time, between certificate renewals.

Drain Layers and Plumbers

Please note we have had an influx of the underground plumbing being discharged out the wrong side of the structure. Please make sure where the sewer main is located before installing the plumbing. We will not allow sewers to be wrapped around the structure.

Mechanical Contractors

Mechanical code prohibits the installation of used equipment without being re-certified. If you MUST install used equipment please do the following:

- * Get prior approval
- * List the serial numbers, age (Manufacture date) of equipment
- * Address it came from
- * Address it is being installed
- * Name of owners of equipment

Be sure the equipment you are changing out is compatible with the equipment you are adding it to. I.E. Condensing Unit and A-Coil.

Dan Leidy, Construction Inspection Supervisor, Plumbing & Mechanical.

Unfinished Basements

If a contractor obtains a permit for a new home with an unfinished basement, he can frame and wire all rooms; however, it will still be considered an *unfinished* basement and *we will inspect it as an unfinished basement*. Fire stops and other requirements for a finished basement will not be enforced. The electrical section will inspect this as an unfinished basement also.

When the basement is finished, a permit must first be obtained. All inspections will need to be made again (trade roughs, framing, etc.) to verify fire blocking, draft stops and compliance with the then currently adopted codes for electrical, plumbing and mechanical prior to the installation of insulation and/or sheetrock.

Thresholds

For one- and two-family residential construction, thresholds are required at landings of interior and exterior doors. Thresholds should not be higher than 1½ inches above the finished floor level. The building inspector will measure from the finished floor.

Darlene Hultman, Construction Inspection Supervisor, Building

Archiving Documents

The City of Wichita would like to streamline the archival process serving the commercial building industry. As a means to help accomplish this task, OCI is considering an alternative to microfilm for storing a copy of commercial building plans upon issuing the permit.

Some of contractors and design professionals may have already seen the following comment among review comments returned in regard to commercial building plans submitted recently.

“Please submit revised drawings and any subsequent revisions in read only PDF format on a CD for long term, archival storage prior to receiving permit. After permit is issued, please include read only PDF drawings with paper copies for all post permit issued revisions.”

We would like to gather input from the building community during this transition period. Please let us know if you have any questions, concerns, or comments regarding this effort. Perhaps there is a better idea for accomplishing this goal. Please send comments or questions to Paul Hays via email at phays@wichita.gov with subject line reading - Archives.

Because the Office of Central Inspection wishes to provide quality service to the building community, constructive communication is valued at any time. In order to develop a new archival system as timely as possible, comments and questions regarding this issue will be initially accepted for three months.

Thank you for your patience and understanding. We appreciate the opportunity to share ideas to resolve issues that may arise.

Attention Electricians and Electrical Contractors

•We are going through the expired permits in our system and have found a number of permits that had corrections on them that the contractor never requested the follow-up inspection. Some of the contractors have already received letters or telephone calls with permit numbers and corrections listed; others will be contacted within the next few months.

We will be monitoring the inspections that have corrections on them to see that they get re-requested within just a couple of days. City ordinance 19.12.020 states in part “When the electrical inspector observes or it is called to his attention that any electrical work is installed contrary to or in violation of any provisions of this code, it shall be his duty to immediately notify the person responsible for the installation that the violation or violations exist. All defective or substandard installations shall be corrected within **forty-eight hours** from time of notification by the electrical inspector.”

Also we realize everyone is extremely busy but remember permits expire 180 days (6 months) after the issuance date so be sure and get your inspection requested before that time period is up or you will be required to take out a new permit.

•The City of Wichita has required the company name and license number on both sides of all service vehicles for several months now. If vehicles are found without the required name and number, a citation may be issued to the qualified person of the company, that is the person listed on the license as the master.

•There have been a lot of questions asked about ceiling tile borders and if they can be installed before the electrical ceiling final inspection. Generally the answer is no. However, we recognize that there are jobs where the room is large enough that a 6 or 8 inch border can be installed and not interfere with the electrical inspection. To see if border tile can be installed, step back away from the wall; if a person of average height can see all the wall area to check for electrical boxes and raceways with the border tile installed, it is ok to install. The best way to find out if you can install the border is to check with the electrical inspector when he is there doing another inspection.

•The State of Kansas passed a law, that went into effect on July 1, 2006 that requires all masters, journeyman and residential electricians to complete a minimum of 12 classroom hours of continuing education every 2 years. For the City of Wichita you will need the 12 hours when you renew your certificate at the end of this year. A web page has been created that lists all approved continuing education classes and the dates of the classes. We will keep it current with additional classes as they are approved. To get to the web page go to www.wichita.gov/CityOffices/OCI/. On the right side of that page it will say Continuing Education for Electricians, just click on that and your there.

The second part to the new State law is that you only have to have 2 years of field experience to be approved to take either the journeyman or residential electrician test. To take the master test you must now have a journeyman certificate for a minimum of 2 years.

•Reminder that the connection point where the electrical conductor connects to the rebar must be cleaned of dirt, rust, grease, paint, etc., so there is a good ground connection.

•The building and fire codes require smoke detectors inside and outside each bedroom. The City ordinance amended those codes on one- and two-family dwellings to require smoke detectors only outside each bedroom and on each separate level including basements. This is only for one- and two-family dwellings, all other buildings must meet the full requirements of the building and fire codes.

•When you are requesting an inspection on a pool bond make sure the holders/clamps for the ladder, diving board, etc. are there and connected to the bond wire.

Tom Kerschen, Construction Inspection Supervisor, Electrical & Elevator

Increases in Plant Equity Fees for Water and Sewer

On July 10, 2007, the City Council approved increases in plant equity fees for both water and sewer. Plant equity fees essentially constitute a system buy in fee assessed to new connections. The increases were based on findings from a study conducted by Black & Veatch Corporation, an engineering consulting firm located in Kansas City. The determination of the cost of the equity fees is based on the equity existing system customers have accumulated in the system as determined on the basis of a detailed analysis of plant assets. The study showed that existing plant equity fees were inadequate due to large capital investments made within the last five years and also took into account large capital projects that are currently on going.

The fee schedule is based on the water meter size or, in the case of sewer plant equity fees for which there is no established water service, projected sewage flows. Each customer requesting a new service connection to the water distribution system and/or sanitary sewer system must pay the plant equity fees. New fees will go into effect on **October 1, 2007**.

The new plant equity fee schedule is as follows:

Meter Size		Water Plant Equity Fee	Sewer Plant Equity Fee
1"or less		\$ 1,520	\$ 1,350
1 ½ "		\$ 3,040	\$ 2,700
2"		\$ 4,860	\$ 4,320
3"		\$ 9,120	\$ 8,100
4"		\$ 15,200	\$ 13,500
6"		\$ 30,400	\$ 27,000
8"		\$ 48,640	\$ 43,200
10"		\$ 69,920	\$ 62,100
12"		\$130,720	\$116,100

New Administrative Services Division Manager

Gary Cortner, former Administrative Services Division Manager, retired on May 24, 2007, with 35 years of service. Maria Bias was recently promoted to replace him. Maria has been with the City of Wichita for over 23 years working in various departments such as Personal Health, Environmental Health, and the Housing and Economic Development department. She has worked in the Office of Central Inspection for over 17 years as an Administrative Aide I and part of the administration team working in the Housing and Zoning area.

Code Book Increases

Effective immediately, the Office of Central Inspection has increased the amount of code books. The new prices are:

2006 Existing Building Code:	\$55.00
2006 IRC Code Book:	\$78.00
2006 IBC Code Book:	\$97.00
Tabs	\$12.00
Amendments Packets	\$ 7.00 (<i>without code book</i>)

Instead of purchasing the amendment packets you may go to our website at www.wichita.gov and click on Municipal Codes and then Title 18 and print out the amendments. Each chapter has to be printed separately.

Credit Card Information

If your company is on the Credit Card program, please make sure that your credit card information is up to date. It is your responsibility to notify Central Inspection when your credit card number changes, the card has expired, or you have changed card issuers.

TELUS & E-Permits

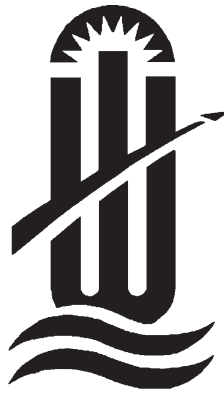
Contractors please remember that you can save yourself a call to OCI to schedule an inspection, by calling our **TELUS** phone scheduling system (**316 337-9111**); or by using the website for **E-Permits**, <https://permits.wichita.gov>, to schedule your inspections or apply for trade, roofing and siding permits, or one- and two-family residential remodels.

Avoid the long phone wait. We encourage you to use these modes of technology that we have in place for you. They are available 24 hours a day, 7 days a week. If you login to E-Permits you can also check the status of permits or inspections and have access to all the inspector cell phone numbers.

License and Certificate Renewals

We will be mailing the Licensing renewal forms in late August. You can start renewing your license and/or certificate starting on September 4, 2007. Please do not wait until the last minute to get your licenses and certificates renewed as they all expire December 31, 2007. You have until then renew, after the first of the year additional fees may be imposed. Continuing education information can be found on our website at www.wichita.gov/CityOffices/OCI/.

Maria Bias, Administrative Services Division Manager



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THE CITY OF WICHITA
OFFICE OF CENTRAL INSPECTION
CITY HALL - 7TH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

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